Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	3 Emarald Close, Mornington Vic 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$	or range between	$820,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median price	$800,000	*House	x	*Unit		Suburb	Mornington, Vic 3931
Period - From	1st March 2017	to	26th March 2018			Source	Realestate.com

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 5 Allchin Avenue Mornington VIC 3931	$840,000	18th March 2018
2 2 Swallows Close Mornington VIC 3931	$860,000	29th Jan 2018
3 19 Tintagel Way Mornington VIC 3931	$900,000	28th Feb 2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.